

AHCDTC-1



OKLAHOMA

Uniform Building Code Commission Technical Code Review Committee

Code Change Proposal Form

NOTE: This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

INSTRUCTIONS:

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page or document.

Contact Information:

Name Samuel Day

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Financial Impacts:

Please provide the following information:

Who will be impacted by this change, (i.e. contractors, business or homeowners, specific trades, etc.)?

Increasing the maximum height for single stair residential buildings will allow more mid rise condos and apartment buildings to be built on urban infills lots. This four story building type, if allowed, will be competitive with less affordable large townhouses on very well located urban parcels.

What is the financial impact of this change?

Increase cost ☐ Decrease costs ☐ Keep Costs the Same ☒

What is the expected amount of the increase or decrease? _____

If this change increases the cost of construction, will it exceed \$1,000,000 over the course of five years?

Yes ☐ No ☒

Explain the method used to determine the economic impact. Please provide the sources used to determine the impact, in the explanation.

This will allow single stair R-2 buildings to be built one story higher, but will not necessarily increase or decrease their cost overall.

Code Change Information:

Which code needs to be revised? International Building Code

Which part of the code needs to be revised?

Section 1006.3.4 Table TABLE 1006.3.4 (1) Figure _____ Page 314

Proposed Change:

Show the proposed new, revised, or deleted text in Legislative format. Line through text to be deleted and underline text to be added or revised.

Row 1 Column 1

Basement, first, second ~~or~~ third story, or fourth story above grade plane and occupiable roofs over the first or second story above grade plane

Row 2 column 1

~~Fourth story~~ Fifth Story above grade plane and higher

Supporting Information:

Please provide justification for the proposed change and clarify if it impacts life safety.

Single-stair (“point-access block”) reform has gained momentum over the last decade as a way to add more homes and broaden the range of unit layouts on small infill sites. In most of the U.S., the IBC limits R-2 apartment buildings with a single exit stair to three stories, but several jurisdictions already allow taller single-stair apartment buildings under local code provisions. Notably, Seattle, Honolulu, and New York City allow certain single-stair R-2 buildings up to six stories (with additional safeguards), and Austin adopted amendments in April 2025 allowing single-stair designs in certain multifamily residential buildings up to five stories, subject to specific size and fire/life-safety limits.

Single-stair building allow for smaller and more efficient floor plates than double-loaded corridor buildings. That matters for infill: two-stair “corridor” layouts often push projects toward larger footprints and smaller units to stay financially viable, while single-stair buildings can fit comfortably on smaller lots and still deliver well-planned apartments, often better suited for families.

This proposal to allowing a fourth story would still maintain robust life-safety triggers already in the IBC—for example: (1) a manual fire alarm system would still be required when any dwelling/sleeping unit is three or more stories above the lowest level of exit discharge, and (2) the interior exit stair enclosure rating would still increases from 1 hour to 2 hours once the stair connects four stories or more. (3) The maximum exit access travel distance would still be limited to 125 feet, compared with 200 feet for buildings with multiple vertical exits.

Signature:

Sam Day

Digitally signed by Sam Day
Date: 2026.01.28 12:50:29
+06'00'

Date: _____

Send completed form to:
Oklahoma Uniform Building Code Commission
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107
Or email to: permitreporting@oubcc.ok.gov